



The Beeches, 135 High Street, Yatton, BS49 4DB
£599,950

Steven
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This impressive Edwardian house is located in the heart of Yatton and offers a wonderful blend of period charm and spacious family living. The property features two elegant reception rooms with characterful details, ideal for both entertaining and relaxing. At the heart of the home is a generous kitchen diner that provides a welcoming space for family meals and gatherings. Upstairs, the five well proportioned bedrooms offer flexibility for growing families or those needing home office space. Outside, the property benefits from off street parking and a beautifully maintained south facing garden that enjoys plenty of sunlight throughout the day. Set in a convenient location close to local amenities, schools, and transport links, this charming home combines timeless style with practical modern living.

Accommodation (all measurements approximate)

GROUND FLOOR

Impressive front door with stained glass window above opens to porch with mosaic tiled floor and a stained glass door with matching side panels opening to:

The Hallway

A very impressive hall way with stairs to first floor, understairs cupboard.

Sitting Room 16' 6" into bay x 14' 6" (5.03m into bay x 4.42m)

A lovely bay window overlooks the front garden, beautiful fireplace incorporating a coal effect gas fire, picture rail, ceiling coving.

Dining Room 14' 7" x 13' 7" (4.44m x 4.14m)

Currently being used as a dining room and a second seating area with door opening to the conservatory, pretty open fireplace, picture rail, ceiling coving.

Kitchen/Diner 17' 2" x 12' 5" (5.23m x 3.78m)

Fitted with a range of wall and base units and working surfaces, stainless steel sink, plumbing for dishwasher and space for under counter fridge, electric cooker point, tiled splashbacks, two windows looking into the conservatory, quarry tiled floor and a space for a dining table. Door opens to:

Utility 12' 5" x 7' 5" (3.78m x 2.26m)

Fitted with wall units and a Belfast sink with plumbing for washing machine and space for tumble dryer, door to conservatory and window to rear garden.

Conservatory 20' 10" x 8' 8" (6.35m x 2.64m)

A great addition to the property with a clear glass roof and french doors to the south facing rear garden. Quarry tiled

floor, door to dining room. Glazed door opens to:

Conservatory Porch 29' 0" x 6' 0" (8.83m x 1.83m)

Like the conservatory it has a clear glass roof, lockable door giving access to the front garden and a great space for pushbikes and garden storage etc.

From the utility room a door opens to:

Bathroom

With a three piece white suite of WC, washhand basin, bath with mains shower and glass shower folding shower screen door. Partially tiled walls, quarry tiled floor, obscure window.

FIRST FLOOR

Landing. Access to loft space, skylight.

Bedroom 1 16' 6" into bay x 13' 4" (5.03m into bay x 4.06m)

An impressive master bedroom with a bay window looking out onto the front garden, pretty bedroom fireplace.

Bedroom 2 14' 8" x 13' 7" (4.47m x 4.14m)

Window to rear, bedroom fireplace.

Bedroom 3 12' 5" x 10' 9" (3.78m x 3.27m)

Window to side.



Bedroom 4 10' 11" x 8' 6" (3.32m x 2.59m)

Window to side, pretty bedroom fireplace.

Bedroom 5 9' 10" x 8' 2" (2.99m x 2.49m)

Window looking out to front. Boarded fireplace.

Shower Room

With a suite of washhand basin, king size shower cubicle with Triton electric shower, partially tiled walls, obscure window, built in cupboard.

Separate WC

Suite of WC, washhand basin, obscure window, access to loft space.

OUTSIDE

From the High Street a pillared pedestrian entrance with a wrought iron gate opens to the front of the property with a paved pathway leading to the front door. The front garden is laid to lawn with established shrubs and trees to borders and a pretty stone wall to the boundary. There is then also access to the conservatory porch via a lockable door.

The Rear Garden

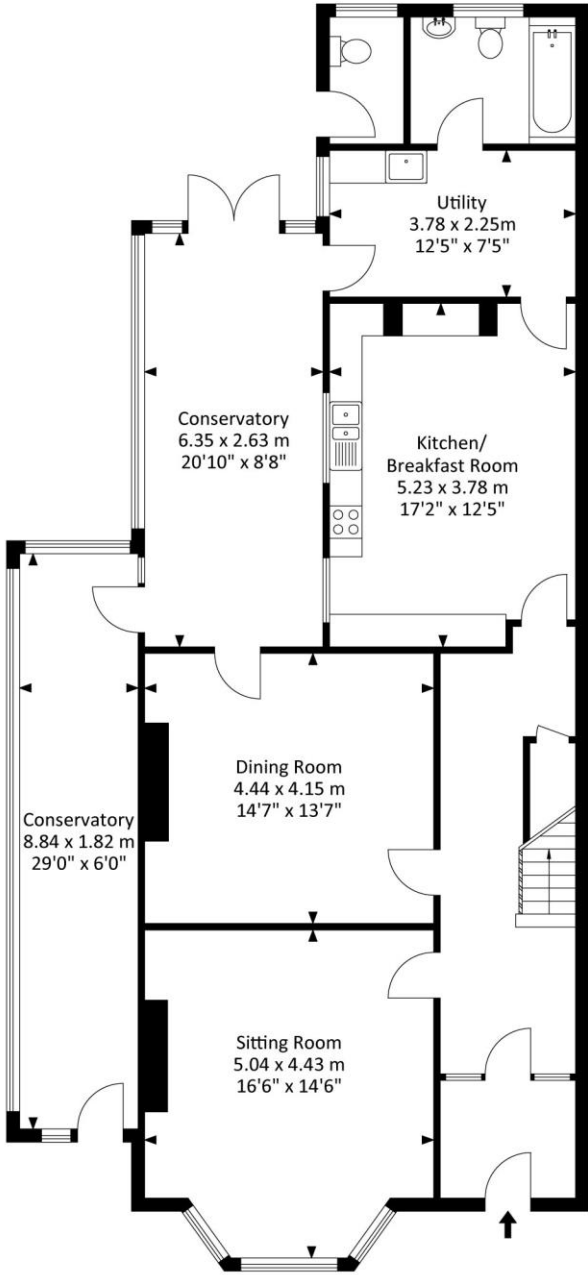
The rear garden has the added advantage of being predominantly south facing and can be accessed via the conservatory to a patio which is ideal for eating outside during those lovely summer evenings. There is a level lawn and at the rear of the garden an old wendy house. The garden is bound by panelled fencing and stone walling. Double gates give access for one car leading to the car port. The gardens also offer a good amount of privacy.



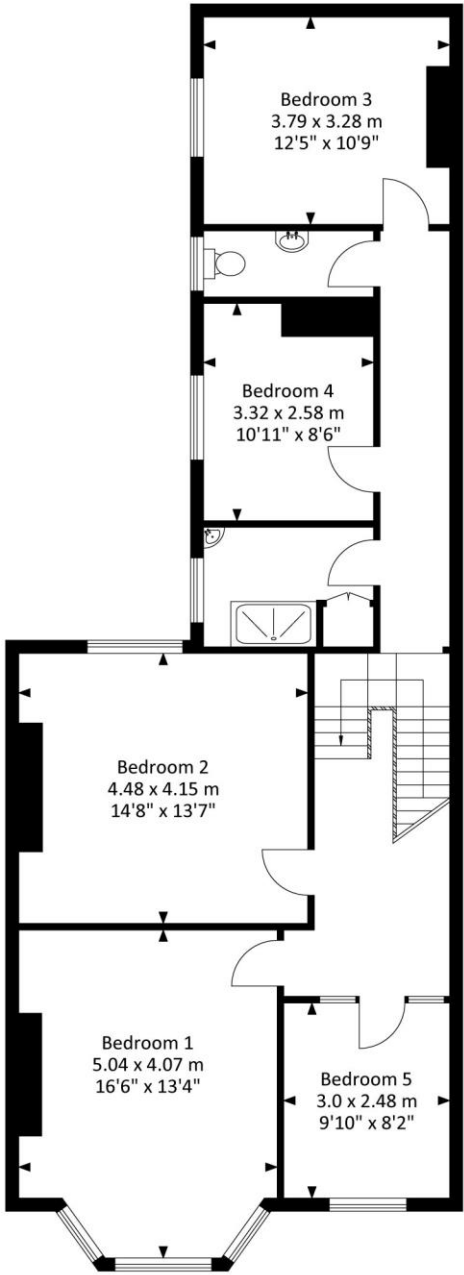


135 High Street, Yatton

Approx. Gross Internal Area
2401.5 Sq.Ft - 223.10 Sq.M



Ground Floor



First Floor



Semi Detached House



Freehold



5



Garden



2



D



3

EPC

E



Gas Central Heating



Parking

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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